

23TX453-0037
508 FURNEAUX, SUDAN, TX 79371

#6736
FILED FOR RECORD

2023 APR 20 A 9:42

NOTICE OF FORECLOSURE SALE

TONYA MITCHELL
COUNTY CLERK LAMB CO. TX

Property:

The Property to be sold is described as follows:

LOT NUMBER SIX (6) AND THE SOUTH TWENTY-FIVE FEET (S/25') OF LOT NUMBER FIVE (5), BLOCK NUMBER FORTY-FIVE (45), ORIGINAL TOWN OF SUDAN, LAMB COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF SAID TOWN RECORDED IN VOLUME 11, PAGES 12-13, LAMB COUNTY, TEXAS

Security Instrument:

Deed of Trust dated June 27, 2006 and recorded on June 30, 2006 Book 600 Page 736 in the real property records of LAMB County, Texas, which contains a power of sale.

Sale Information:

June 06, 2023, at 10:00 AM, or not later than three hours thereafter, at the steps at the front doors on the North side of the Lamb County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by CHRISTOPHER D. SIMMONS secures the repayment of a Note dated June 27, 2006 in the amount of \$28,850.00. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, whose address is c/o Shellpoint Mortgage Servicing, P.O. Box 10826, Greenville, SC 29603, is the current mortgagee of the Deed of Trust and Note and Shellpoint Mortgage Servicing is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Ronald Byrd, Charles Green,
Lisa Bruno, Patrick Zwiers, Kristopher Holub,
Dana Kamin, Aarti Patel, Michelle Jones, Angela
Zavala, Richard Zavala, Jr., Sharlet Watts, Dustin
George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Ronald Byrd
April, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LAMB County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2). declare under penalty of perjury that on the 20th day of